



**7 Crittall Close** *Sway, Hampshire, SO41 6AH*

**SPENCERS**  
NEW FOREST







## 7 CRITTALL CLOSE

SWAY • NEW FOREST

*A spacious four bedroom semi-detached house tucked in the corner of a cul-de-sac with a large rear garden circa 0.21 acre with planning permission granted to build a rear extension to the existing house and a detached bungalow by dividing this generous plot. The property benefits from off road parking to the front of the house and is set within walking distance of the school, the mainline railway station and amenities of Sway village and close to the forest with extensive walking and riding opportunities nearby.*

*Offers In Excess Of £460,000*



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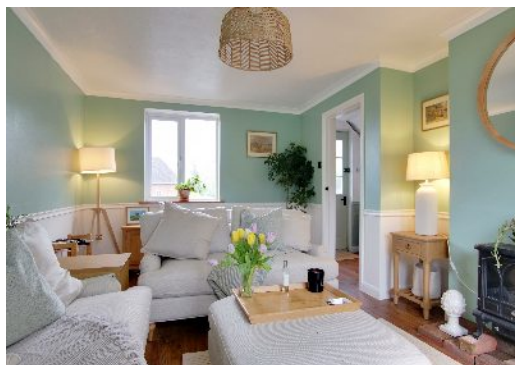
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## The Property

The entrance hall is where the stairs rise to the first and second floor accommodation and a cloakroom. The dual aspect sitting room has a stove and front and rear aspect picture windows. The kitchen is a good size with ample fitted storage and space for a variety of appliances. A door leads to the dining room which gives access to the garden and is also open to the conservatory. There is planning permission granted to replace the rear of the ground floor with an impressive extension to offer an open plan kitchen/diner/living room and utility room.

The first floor has two double bedrooms, under-stairs storage and is served by the newly refurbished family shower room. A further set of stairs rise to the two attic bedrooms.

## Grounds & Gardens

A block driveway to the front of the house with side access to the garden which is predominantly laid to lawn with a sun deck and pergola positioned at the end of the plot. This is a large garden with planning permission granted for a detached bungalow ideal to accommodate multi generational living or to provide an income if required. Please see a link to the planning portal below and planning drawings and site plan attached.

<https://planning.agileapplications.co.uk/nfnpa/application-details/102057>

<https://planning.agileapplications.co.uk/nfnpa/application-details/101259>

## Services

Tenure: Freehold

Council Tax Band: D

Energy Performance Rating: D Current: 56 Potential: 77

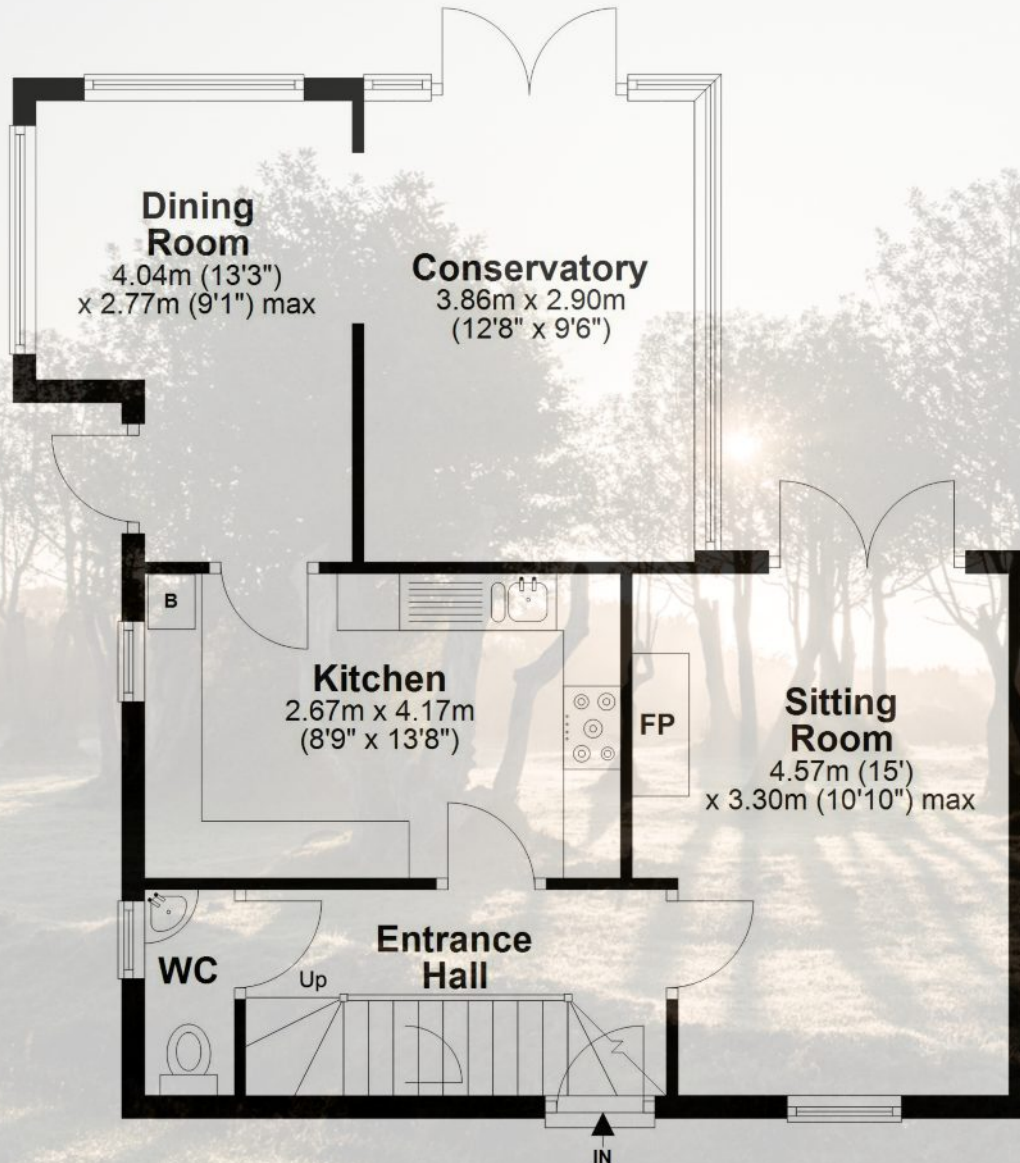
Services: All mains services connected

Superfast broadband with speeds of up to 80 Mbps is available at the property.

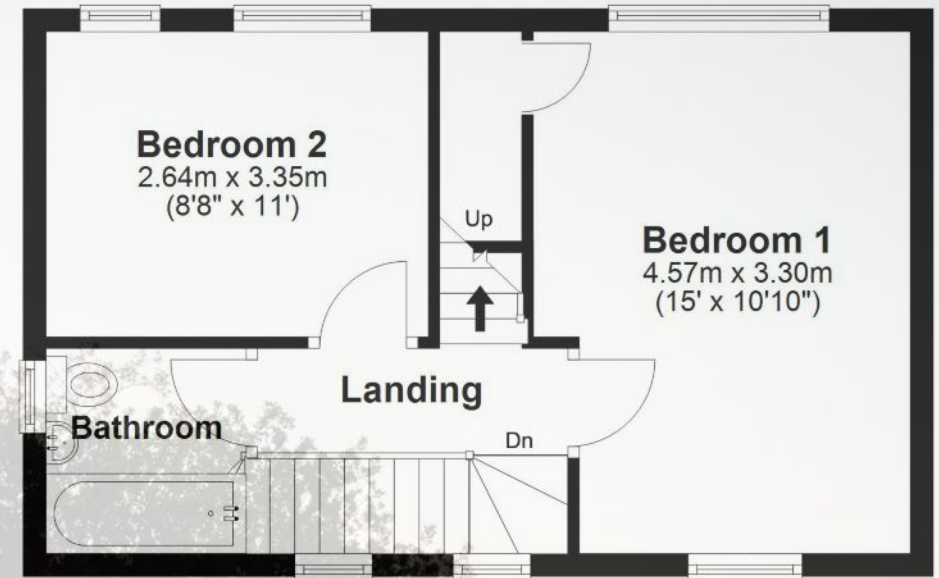
# Floor Plan

Approx Gross Internal Area  
114.8 sqm / 1236.0 sqft

## Ground Floor



## First Floor



## Second Floor

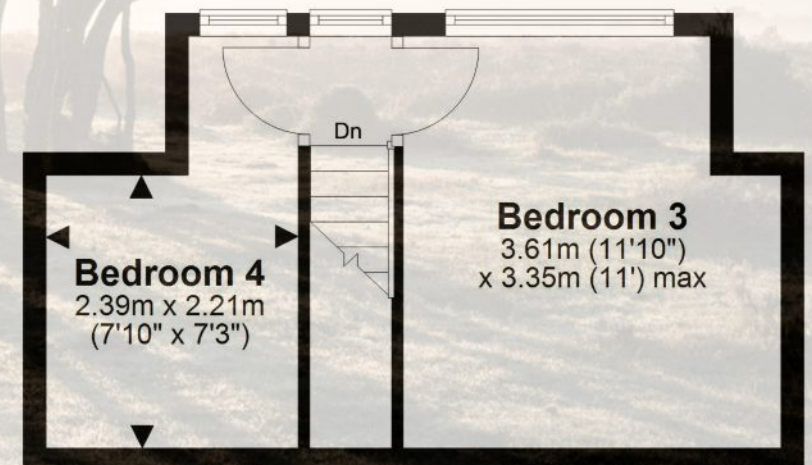


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch  
Plan produced using PlanUp.





## Directions

From our office in Brockenhurst high street turn left and first right into Sway Road. Proceed along and over the railway bridge turning right at the junction. Take the Sway Road for 3 miles passing over the cattle grid and the Hare and Hounds pub on your left. Take the right into church lane and the first right into Setthorns Road, bearing left and Crittall Close can be found on the left. The property is in the far right hand corner.

## The Situation

Within easy reach of local amenities and the open forest with the village benefiting from a useful mainline rail connection to Southampton and London Waterloo (approximately 100 minutes). There is a range of shops, a thriving community, well regarded primary school, church, doctor's surgery and the Jubilee fields offering fantastic recreation facilities including tennis courts, a football pitch and a cricket ground all set around a pavilion clubhouse.



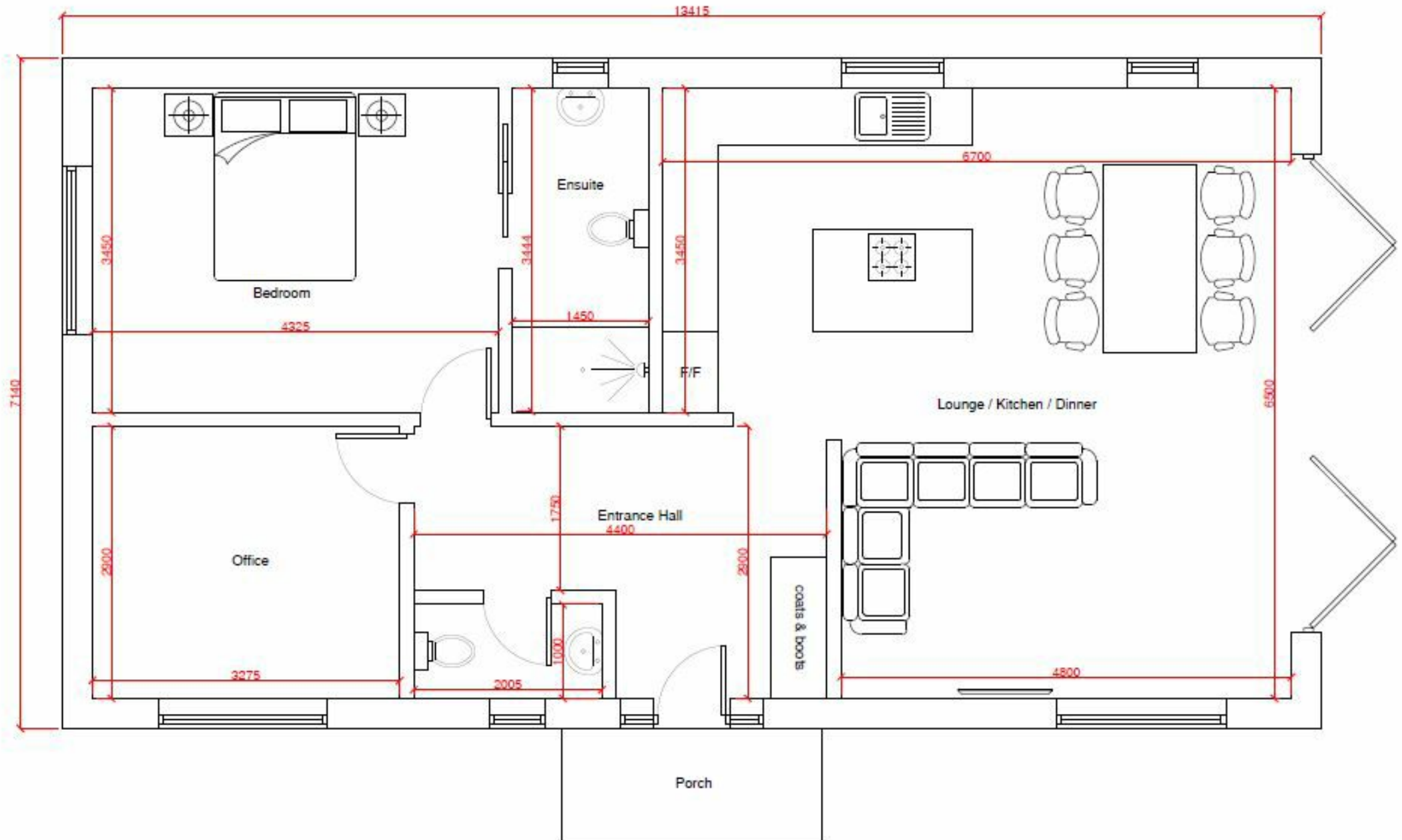
The Georgian market town of Lymington, famed for its river, marinas, yacht clubs and coastline, is within a 4-mile drive over the forest. The neighbouring New Forest village of Brockenhurst is also 4 miles away, again with a mainline rail connection, offers further leisure, shopping and educational amenities, as well as a popular 18-hole golf course.

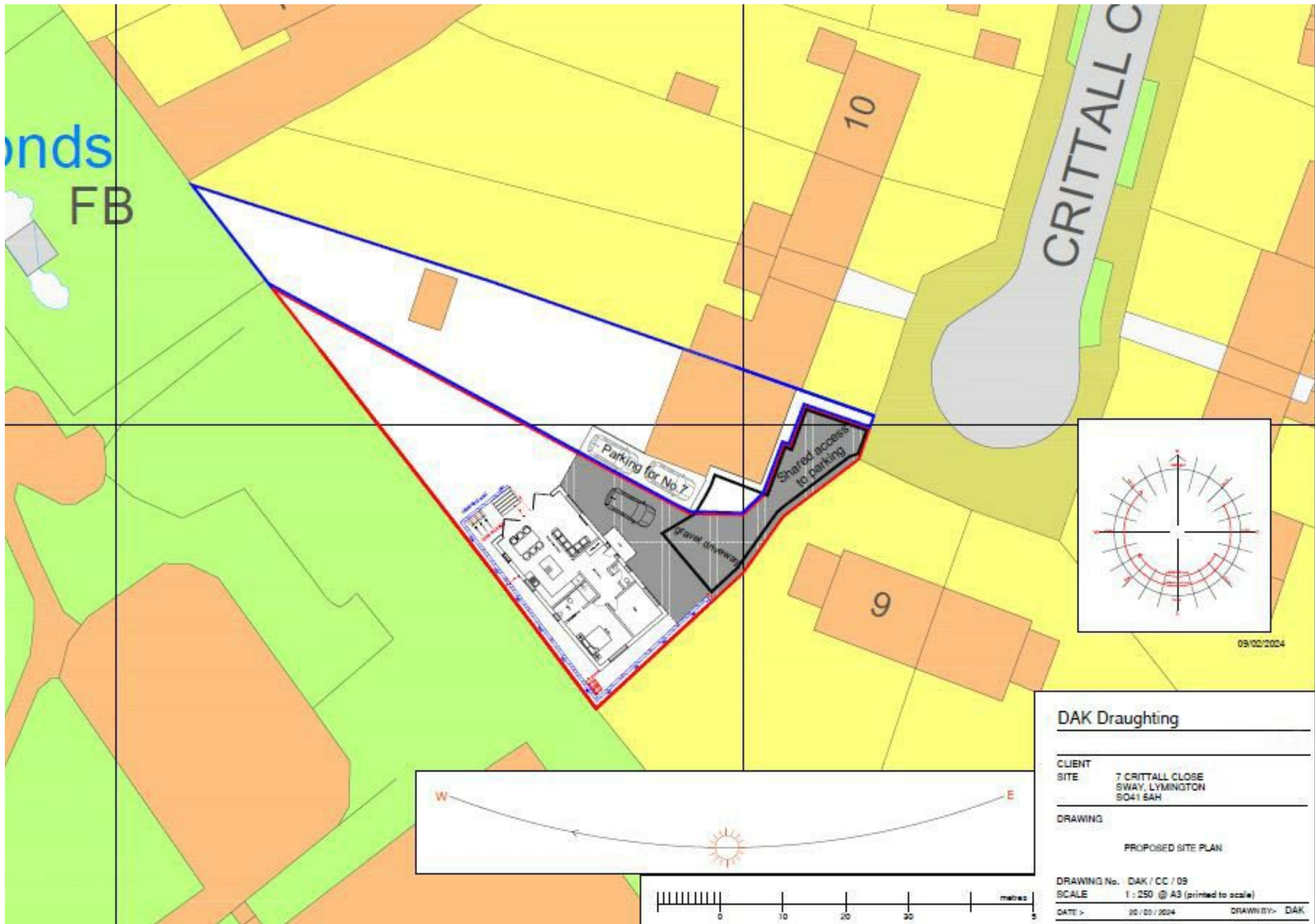


## Important Notice

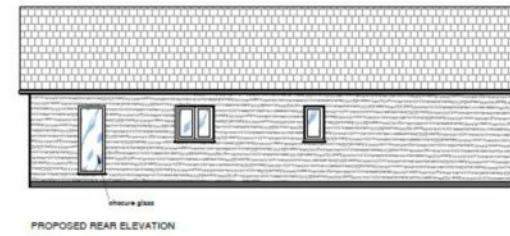
Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

# Proposed planning drawing for a detached bungalow set within the plot













For more information or to arrange a viewing please contact us:

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